

Subject: This week from CCA (CCA Delivers - March 9, 2017)
From: "Central City Association" <jdanganan@ccala.org>
Date: 03/09/2017 04:51 PM
To: "Nick Griffin" <ngriffin@downtownla.com>

CCA Delivers

CCALA.org

March 9, 2017

In: **INSIDE THIS ISSUE**

- **TRANSPORTATION, INFRASTRUCTURE & ENERGY COMMITTEE**
- **CALIFORNIA'S HOUSING FUTURE: CHALLENGES & OPPORTUNITIES**
- **MARCH 7 ELECTION RESULTS**

Transportation, Infrastructure & Energy Committee

This morning, CCA members heard about the County's water resilience and storm water management plans, Metro's six month closure of 6th St. at Flower, and about Metro's plans for the West Santa Ana Branch rail line.

Last year, Supervisor Sheila Kuehl introduced a motion stating the County's goal for water sustainability should be no net increase in total water consumption, which will only apply to the unincorporated areas of the County. Under this plan, water conservation best practices would be applied to in-fill development, while best practices and a menu of conservation practices would apply to greenfield developments. The County is also investigating in-lieu fees from certain types of greenfield developments to pay for conservation at schools and other, older large water users.

The County is also working on a Water Resilience Action Plan, where it is revisiting its 2013 stormwater management proposal and parcel tax. The Plan, still in its initial phases, outlines integrated and multi-jurisdictional strategies to increase drought preparedness and local water self-reliance, and improve water quality to make the region more water independent. The Plan would identify project types and strategies that improve storm and ground water management while also providing community amenities. Unlike 2013, this Plan is more about supply than about compliance. The Supervisors directed relevant County agencies to report back on potential funding mechanisms that could be used to implement the Plan. This will likely mean a countywide parcel tax, however it may include provisions to credit property owners for mitigations and other best practices they already have in place. County staff will continue to come to CCA to make presentations as this proposal unfolds, to get feedback about what is workable and what would be a

EVENTS CALENDAR

CCA EVENTS

TUESDAY, MARCH 21
CCA MEMBERS SOIREE
TEN50 Amenities Deck

THURSDAY, MAY 11
11:00 - 1:30 p.m.
CCA'S 23RD ANNUAL TREASURES LUNCHEON
Westin Bonaventure Hotel & Suites

MEMBER EVENTS

THURSDAY, MARCH 9
2017 USC GOULD REAL ESTATE FORUM
The Jonathan Club, Downtown

THURSDAY, MARCH 9
ANGELS OF THE CITY AWARDS
Le Petit Paris

SATURDAY, MARCH 25
CHMC'S HEART OF THE CITY 5K
California Hospital Medical Center

TUESDAY, MARCH 28 & WEDNESDAY, MARCH 29
ACCESS SACRAMENTO
LA Area Chamber of Commerce

COMMITTEE CALENDAR

WEDNESDAY, MARCH 15
8:30 - 10:00 a.m.

HOUSING, LAND USE & DEVELOPMENT

Topics: City Planning Budget for 2017/2018, Downtown Design Guidelines

problem for property owners.

As part of the on-going Regional Connector rail line construction work, Metro will be closing 6th Street between Flower and Hope Streets. This closure will begin in May and is expected to last six months. This is required because three obsolete and dangerous 100 year old underground electrical vaults have been found at the Flower and 6th street intersection. As part of the ongoing cut and cover process for the Regional Connector, underground electric lines must be relocated and these vaults must be removed. Lanes along Flower St. will also be closed periodically. Metro discussed its outreach plan, which will involve working with LADOT and Caltrans to post signage well ahead of time notifying drivers about the closures and providing alternative routes. Metro is also working with local property owners on mitigation plans, as the intersection includes residential and hotel properties that will be affected by the work continuing over multiple daily shifts.

Metro also discussed the traffic impacts at the Flower and 4th St. intersection when the Tunnel Boring Machine is removed, broken down and transported back to Little Tokyo to begin digging a second Regional Connector tunnel. This will likely begin in late May or early June and will lead to Flower being reduced to two lanes for eight weeks.

The West Santa Ana Branch (WSAB) Project is a 20-mile segment of a 34-mile rail corridor that will connect Downtown Los Angeles to Artesia and other southeast Los Angeles County destinations. Density along this line is almost five times higher than in the County as a whole. Metro is beginning its outreach to stakeholders before beginning its EIR scoping process. Staff presented the four different routes that will be studied. The four potential routes will go through the Arts District and into Union Station, including two running up Alameda Blvd., one through Santa Fe Avenue and Vignes, and one along Alameda over to Merrick and Little Tokyo. These routes would either be elevated or below ground once they are north of the I-10 freeway. And south of Downtown, two of the potential routes could be elevated above the Blue Line in order to relieve overburdened ridership on that line. Construction could begin as early as 2021 on the southern section of the route with the northern section possibly beginning in 2028, although potential P3s could speed this timeframe up. CCA members were very eager to see this line come through the Arts District. The scoping process should begin in May or June and Metro staff will return to the committee to update the project during this process.

CCA thanks **Katy Young**, Office of Supervisor Sheila Kuehl; and **Olga Arroyo**, **Fanny Pan**, **Teresa Wong**, and **Julia Brown**, Metro, for their presentations and remarks today.

California's Housing Future: Challenges & Opportunities

CCA submitted a comment letter to the California Department of Housing and Community Development to provide recommendations regarding the draft of their

Special Guests: Kevin Keller, Lisa Webber & Simon Pastucha, City Planning

CCA IN ACTION



Today, CCA spoke at the City Planning Commission (CPC) regarding the revised Bicycle Parking Ordinance. We asked the commission to allow bike parking within residential units, increase the flexibility for bike parking requirements and to establish a tiered parking requirement so large projects are not overburdened. Greater flexibility for bike parking and establishing a tiered structure will ensure that ground floors are active and city policies are not competing with one another. We also encouraged CPC to increase the incentive to help locate more Metro bike share facilities. CPC increased the bike share provision from 100 feet to 500 feet, asked for a report back in two years regarding bike share and required short term parking to be on the ground floor. CPC approved the revised ordinance and it will now be considered by the Planning, Land Use and Management Committee.

For more information, please contact CCA's Managing Director of Legislative Affairs & Government Relations, Marie Rumsey.

On Tuesday, CCA testified before the Planning and Land Use Management Committee (PLUM) in support of streamlining the process for the Mayor and City Council to declare a shelter emergency. We also spoke in support of expanding the definition of "shelter for the homeless" to include more types of facilities and providers to be consistent with state law. In addition, we appreciate the work of City Planning to identify additional zones where non-profit organizations can operate shelters, beyond what is currently defined in Section 12.81 of the LAMC.

recent report, *California's Housing Future: Challenges & Opportunities*. The report highlighted the extent of the housing crisis and stated that new housing production in California averaged less than 80,000 units per year for the last 10 years, which is far below the projected need of 180,000 new homes annually. CCA's letter commented on pending state legislation that would support housing production and offered recommendations for representatives to consider.

For more information, please contact CCA's Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

CCA March 7 Election Results

CCA thanks all of our members and coalition partners who were essential to defeating Measure S. Voters sent a strong message about our City's future and we believe the continued growth of Downtown embraces that future.

CCA also congratulates Mayor Garcetti, City Attorney Feuer, Controller Galperin and Councilmembers Cedillo, Blumenfield, Koretz, Price, Bonin, O'Farrell and Buscaino on being re-elected! We also extend our congratulations to Monica Garcia for being re-elected to the Los Angeles Unified School District (LAUSD) Board of Education. CCA also congratulates Steve Veres for being re-elected to the Los Angeles Community College District board. CCA's PAC proudly supported many of these candidates.

The representative for Council District 7 will be determined in the General Election, which is set for May 16. The contest is between Monica Rodriguez and Karo Torossian. Two LAUSD Board races are also headed to the General Election. Steven Zimmer and Nick Melvoin will compete for Board District 4 and Kelly Fitzpatrick-Gonez and Imelda Padilla will compete for Board District 6.

Measure H is ahead by a narrow margin. There are still provisional ballots and late-arriving vote by mail ballots to count. We hope to announce approval of this important ballot measure by this Friday.

Member Surveys: CCA's Advocacy Agenda and New Year Member Survey

It is a top priority for Jessica Lall, CCA's new President & CEO, to hear directly from our members. Please take a moment and fill out the following surveys:

- [Advocacy Agenda Survey](#): Your feedback will help us determine legislative priorities for the year based on what issues are important to you and your company.

CCA is supportive of comprehensive solutions like these to address the homelessness crisis.

For more information, please contact CCA's Membership Coordinator, [Joanne Danganan](#).

CCA IN THE NEWS

"The current proposed fees are too high. The studies used to develop the fee proposal didn't take into account a wide variety of factors – from ballot measures that may ban new housing to the higher cost of building a high-rise," said Jessica Lall. [Los Angeles Business Journal](#), March 6, 2017. "[Business Groups Draw Line Against Linkage Fees.](#)"

CCA MEMBERS IN THE NEWS

"Los Angeles is starting to feel like a great world city," he said. "To stop growth is to return to another era, and I'm not so sure we can do that," said David Martin, AC Martin. [Los Angeles Times](#), March 8, 2017. "[High-rises or bungalows? The battle to define L.A.'s character goes to the ballot.](#)"

"Mostly, though, the stations would be very easy to implement. The tracks are largely there already. A rough cost for a new station would be \$90 million, which sounds like a lot but is a steal compared to any other rail stations in Metro's plan." Dan Rosenfeld, Suncal. [Downtown News](#), March 6, 2017. "[Momentum Grows for Art District Metro Rail Stations.](#)"

- [New Year Member Feedback](#): Your feedback will help us craft relevant programming that meets your objectives.
- [CCA Committee Meetings](#): *For Business Advocacy, Executive & Premier-level members only*. Tell us how to improve our committee meetings and what topics to cover this year.

Announcements

CCA IS HIRING

Director of Public Policy

CCA is seeking a Director of Public Policy to join our office in the heart of DTLA. The at-will position offers an excellent opportunity to be a part of downtown's transformation into the region's center for growth. The candidate will play a vital role in shaping the policies that will support new development, the necessary infrastructure improvements and quality of life enhancements to advance Downtown. To read the full job description please [click here](#).

Director of Communications

CCA is looking for a Director of Communications to join our team. The ideal candidate is a team player, detail-oriented, and proactive, and possesses strong communications skills. The candidate must have exceptional written and verbal communication skills and a willingness to represent CCA at various stakeholder meetings. The ability to multi-task, manage projects, operate strategically and efficiently, and work with and manage diverse stakeholders (vendors, City officials, property owners, business owners, and residents) is a must. Ability to stay calm under pressure is required. To read the full job description please [click here](#).

Connect with CCA

[Member Benifits](#)

[Facebook](#)

[Twitter](#)

[Linkedin](#)

Central City Association of Los Angeles

"Our Advocacy Strengthens Your Bottom Line"

[Unsubscribe from this list](#)

[Update subscription preferences](#)

You received this email because you are a member or email subscriber of Central City Association.

626 Wilshire Boulevard, Suite 200

Los Angeles, CA 90017